

**TRANSFER
TAX
PAID**

Doc # 2004030946
Book 8142 Page 0159

WARRANTY DEED

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#00231

Know All Men By These Presents

That we, **Linwood C. Beck, Carl L. Beck, and William P. Dubord as Trustees of the Mary L. Beck Revocable Trust dated October 12, 1984**, of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Rudolph A. Landry and Virginia M. Landry**, of Saco, County of York and State of Maine, and whose mailing address is 8 Windy Point Lane, Saco, ME 04072, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Rudolph A. Landry and Virginia M. Landry, as joint tenants and not as tenants in common, their heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated on Roosevelt Avenue in said Waterville, and being the westerly half of Lot #83 and the contiguous easterly half of Lot #84 as shown on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E.B. Coffin, C.E., and recorded in the Kennebec County Registry of Deeds in Plan Book 11, Pages 26 and 27. Said two half lots combined have a continuous frontage on Roosevelt Avenue of seventy (70) feet and are one hundred (100) feet deep.

This conveyance is made upon the following express conditions which are to run with the land: No building may be erected on said land except dwelling house and private garage to be used in connection therewith. Such dwelling house shall cost not less than five thousand dollars (\$5,000.00), nor shall be built for over two family occupancy. No second floor porches may be built upon any house. The dwelling house shall be set back at least thirty (30) feet from the line of the sidewalk except that steps, bay windows, and porticoes may be allowed in this reserved area. Any private garage, unless built in as part of the house, shall be set back at least seventy (70) feet from the sidewalk. No animals are to be kept in, upon, or about the premises except such as are usually called household pets.

BEING the same premises acquired by Linwood C. Beck, Carl L. Beck, and William P. Dubord as Trustees of the Mary L. Beck Revocable Trust dated October 12, 1984 by Deed of Distribution from Carl L. Beck and Linwood C. Beck, Co-Personal Representatives of the Estate of Mary L. Beck dated January 1, 2000 and to be recorded herewith in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Rudolph A. Landry and Virginia M. Landry, as joint tenants, their heirs and assigns, to them and their use and behoof forever.

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AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Linwood C. Beck, Carl L. Beck, and William P. Dubord as Trustees of the Mary L. Beck Revocable Trust, have hereunto set our hands and seals this 24TH day of September, 2004.

Signed, Sealed and Delivered
in the presence of

Mary L. Beck Revocable Trust
dated October 12, 1984

[Signature]
Witness

By: Linwood C. Beck
Linwood C. Beck, Trustee

[Signature]
Witness

By: Carl L. Beck
Carl L. Beck, Trustee

[Signature]
Witness

By: William P. Dubord
William P. Dubord, Trustee

STATE OF MAINE
County of Kennebec, ss.

Personally appeared before me on this 24TH day of September, 2004, the above-named, Linwood C. Beck, Carl L. Beck, and William P. Dubord, in their capacities as Trustees of the Mary L. Beck Revocable Trust, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public

Received Kennebec SS.
09/30/2004 9:07AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

ROBERT M. MARDEN
Attorney at Law/Notary Public, Maine
My Commission expires December 4, 2009